

**SALEM PLANNING AND ZONING COMMISSION
(PZC)
REGULAR MEETING
April 28, 2015
7:00**

CALL TO ORDER: G. Fogarty called the meeting to order at 7:00.

Present: G. Fogarty, J. Duncan, G. Walter, R. Savalle, J. Gadbois Alt., R. Serra
(SECCOG Planner)

Absent: R. Amato, R. LaBonte, V. Smith, E. Natoli Alt., E. Wenzel Alt.

Guests See File Copy

PUBLIC HEARING: None

PETITIONERS: None

PUBLIC COMMENT-None

APPROVAL OF MINUTES OF PREVIOUS MEETING(S): NA

G. Fogarty read R. LaBonte letter to the Commission stating that he will not be able to attend meetings until September. She stated her intention was to try and seat alternates who have been present and preferably seated for the topic under discussion. The members were agreeable to that approach.

J. Gadbois was seated for R. LaBonte

OLD BUSINESS:

1. Conservation Sub-Divisions

R. Serra gave a list of items to consider if they were to change the cluster development section of the regulations. He stated the net buildable area would also have to be addressed and would drive much of what would be allowed as far as lot size.

J. Duncan thought the Commission should have a stated goal of why the town is considering changing or allowing conservation sub-divisions. If it were to have more open space then that would drive the discussion towards smaller lots to create more open space.

The question of ownership/maintenance of the open space was discussed. It could possibly be the town, homeowners association or land trust.

Any natural or cultural resource study would be done by the applicant.

R. Serra stated the numbers of houses and lots size would have to be discussed.

A developer should not be able to come in and build a large number of houses in a small area and leave just wetlands as open space. The wetlands are already protected and could not be used to build anyway.

The regulations should have a minimum amount of open space that is required.

NEW BUSINESS:

1. Financial Update

G. Fogarty informed the members that funds from the Commission's legal line are going to pay for legal services for a ZBA issue and Sids Auto.

ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION REPORT: See File Copy

1. Town Planner Report-gravel and campground permits/inspections are coming up.

CORRESPONDENCE: None

PLUS/DELTAS: The Commission discussed the positive and negative aspects of the meeting.

ADJOURNMENT: M/S/C (Walter/Savalle) to adjourn at 7:25 PM. **Vote: Approved Unanimously.**

**Respectfully Submitted,
Sue Spang
Recording Secretary**